

ARCHITECTURAL REVIEW BOARD

May 13, 1986

MEMBERS PRESENT: Paul Cable
Norm Dooley
Stewart Harrod
Jouett Sheetinger (4)

MEMBERS ABSENT: Richard Taylor (1) - (Arrived late)

There being a quorum, the meeting was called to order by Chairman Cable.

A motion was made by Mr. Harrod to approve the minutes of April 8, 1986. The motion was seconded by Mr. Dooley and carried unanimously.

There was no old business to be discussed.

Under New Business, Mr. Sheetinger asked staff if the Board had the legal capability of implying any penalties with anyone that starts, is in the process of, or has completed something before they came before the Board. My Randy Shipp, City Main Street Manager, stated that the only recourse they have at this time is if a person does not have a proper building permit, at that point the Building Inspector cites the person to court; and if convicted of that violation in circuit court, then the fines have been established at no less than \$10 or no more than \$500 a day, and each day of noncompliance would be considered a separate violation. Mr. Sheetinger made a recommendation that when staff contacts these people and they are in the process of remodeling or altering a building, that the information concerning the fines be submitted in the letter to them.

The first item of discussion was a request from the Teresa Hatton Foundation for the exterior remodeling of the property at 702 Shelby Street. The proposed work includes the removal of two vents, the conversion of one door into a window, the conversion of one window to a door, and the closure of one door. Mr. Shipp gave the staff report. He noted that the proposed exterior work had begun on this project without the proper approval. He further stated that the applicant was made aware of the need to appear before the Board on March 6, 1986 but took no action until April 21, 1986. A stop work order was issued by the Building Inspector and was not to be lifted until the Board took appropriate action. Mr. Shipp stated that Sections 17.102C, 17.102E and 17.102F were applicable regulations.

Mr. Mike Snelling, Chairman of the Housing Committee for the Teresa Hatton Foundation, and Mr. Steve Schrader, who has been doing

the remodeling work, addressed the Board and cleared up questions the Board had. After further discussion, a motion was made by Mr. Dooley to approve the request. The motion was seconded by Mr. Sheetinger and carried unanimously.

The second item of discussion was a request from Beth Roach for the approval of exterior remodeling of the structure located at 608 Shelby Street. The proposed work includes the installation of vinyl siding with the appearance of 4" lap siding, installation of a soffitt system, and to cover porch ceiling and beams with artificial materials.

Mr. Shipp gave the staff report and stated that Sections 17.102A, 17.102B, and 17.102F of the regulations would apply to this request. Mr. Shipp further stated that if the application is approved, that the staff requests that the original architectural detailing be retained, consisting of the window surrounds, the eaves and gable returns with their crown molding, and the small projecting window on the east elevation. Another recommendation by staff is that 3" corner board be installed.

Gary Wilson, President of Complete Home Improvement Company, was present to answer questions concerning this request.

A motion was made by Mr. Harrod to approve this application, to include the recommendations made by staff. The motion was seconded by Mr. Dooley and carried unanimously.

The next item of business was a request from Phillip and Audrey Shepherd for exterior remodeling of the property located at 121 West Fourth Street. The proposed work includes the installation of a soffitt system, the installation of gutters and downspouts, and the covering of the fascia board and window trim with artificial materials.

Mr. Shipp stated that Sections 17.102A and 17.102F are applicable to this request. The only areas that will be impacted by this request are the window and door trim, the soffitt and the fascia board and that it was staff's recommendation that it be stipulated that the window and door moldings, as well as the crown molding, be retained. Another request by staff was that ornamental details discussed under Section 17.102A be retained.

Mr. Shipp had received a phone call from Ms. Lida Sauer, 116 West Fourth Street, stating that she had no objection to the proposal.

Gary Wilson of Complete Home Improvement Company, was present and answered questions by the Board.

A motion was made by Mr. Sheetinger to approve this application, to include the requests made by staff. The motion was seconded by Mr. Dooley and carried unanimously.

The next item of business was a request from Aline Cargile for exterior remodeling of the structure located at 327 Logan Street. The proposed work includes the application of 5" artificial siding covering all soffitt and facia areas with artificial materials, covering the porch ceiling with artificial materials, and the covering of the porch columns with artificial materials.

Mr. Randy Shipp gave the staff report and stated that Sections 17.102A, 17.102C and 17.102F were the applicable guidelines.

It was stated by Mr. Shipp that the corner boards of the structure are different than other structures in South Frankfort. Instead of having 2" corner boards along each elevation, the method used in this structure calls for a 3" x 1" board placed at each corner. The staff requests that the corner boards' size and orientation, as well as the trim around the main door, be retained. Another staff request is that the semicircular sunburst be left in place and not be covered over with siding or have any artificial materials placed on it. Staff further requests that the shutters be retained.

Mr. Jerry Rhodes, grandson of Mrs. Cargile, was present to answer questions concerning this request. He stated that Space Krafters would be applying the artificial siding.

Following further discussion, a motion was made by Mr. Dooley to approve the request, to include the staff's recommendations. The motion was seconded by Mr. Harrod and carried unanimously.

The fifth item of discussion was a request for approval for the exterior remodeling of the structure located at 120 West Campbell Street by Gary and Leah Faulkner. The proposed work calls for the application of 4" artificial siding on the frame portions of the structure. Window and door trim is not included in this project.

Mr. Shipp gave the staff report and noted that an ornate Victorian porch has been removed from the front of the structure without the Board having taken action. Mr. Shipp explained that the applicant could not be present at the meeting but would be present at the June meeting concerning this porch.

Mr. Shipp stated that Sections 17.102A and 17.102F are applicable guidelines for this request. It was requested by staff that the crown molding and window and door trim be retained and that the stipulations discussed under Section 17.102A be attached.

Mr. H. E. Maupin with River City Aluminum Company was present to answer questions. Also, Mr. Bill Scott, a representative from Historic Frankfort, informed the Board that the house in question is possibly the oldest house in South Frankfort, belonging to John Campbell for whom Campbell Street was named. Mr. Scott stated that it would be

wrong to alter any of the detail of this structure, and that the porch should be put back.

Mr. Sheeting made a motion to postpone action on this request until the June meeting at which time Mr. Faulkner would present his application on the porch and at that time the Board could act on both requests. The motion was seconded by Mr. Harrod and carried unanimously.

The next item of business was a request by Mary H. Salisbury for the approval for the exterior remodeling of the structure located at 119 East Third Street. The proposed work involves the removal of the existing front porch.

Mr. Randy Shipp gave the staff report and stated that Sections 17.102A, 17.102B and 17.102G were applicable to this request. He stated that research conducted by the planning staff supports the applicant's contention that the porch is not original to the structure. Mr. Shipp further stated that the applicant does not propose to replace the porch with a more characteristic one at this time. It was recommended by the staff that the mortar used in this repair work not have a portland cement base as this will lead to severe problems in the future, and that the applicant be requested to use a mortar mix that will be similar to the original.

Mr. Phillip Fraley, husband of Mary Salisbury, was present to answer questions. Mr. Fraley stated that in the future they would like to construct a smaller porch. He showed the Board a picture of what they had in mind. Mr. Shipp stated that the planning staff would be more than happy to assist Mr. Fraley and Ms. Salisbury in conducting research as to what would be an appropriate porch.

A motion was made by Mr. Harrod to approve the application, to include the requests made by staff. The motion was seconded by Mr. Dooley and carried unanimously.

(At this time, Board member Richard Taylor arrived.)

The seventh item of business was a request from the Frankfort Publishing Company to approve the demolition of the structure located at 329 West Main Street. The purpose for this is to allow for the future expansion of the adjacent building now occupied by The State Journal.

Mr. Randy Shipp gave the staff report. He stated that this structure served as the home, workshop, and music school of John Goodman, a noted Frankfort musician. The Goodman House is specifically identified in the National Register nomination and would have to be considered a contributing structure to the district.

The guidelines for demolition requests are Section 17.103A, 17.103B, 17.103C, and 17.103D. In the written staff report to the

Board, the applicant and staff addressed each of these Sections. Mr. Shipp read these to the Board. With reference to these Sections, the applicant noted the following:

- a) We find no historic significance in the building;
- b) The structure we seek permission to demolish is badly deteriorated;
- c) We deem the cost of renovation to be prohibitive;
- d) There could be no meaningful economic return to The State Journal.

Comments by staff with reference to these Sections are as follows:

- a) The subject property is significant in three distinct areas: architecture, local history and streetscape;
- b) The subject property has not received the routine maintenance that a building of this age requires, and that more investigation should be conducted before declaring the building unsound and unfeasible;
- c) The figure of \$250,000 for renovation is high for a residential structure, and that the building would qualify for the tax credits available under the Economic Recovery Tax Act of 1981;
- d) The subject property is underutilized and undermaintained.

Mr. Shipp read a letter from Mr. David L. Morgan, Director, Kentucky Heritage Council and State Historic Preservation Officer. In the letter, Mr. Morgan urged the Board not to approve the demolition of this building.

Mr. Bill Scott addressed the Board and stated that Historic of Frankfort would discourage the Board from approving this project.

Sam McNamara, attorney for Frankfort Publishing Company, and Al Dix, Publisher of The State Journal, were present and addressed the Board. Also, Terry J. Repak and Dale Oagle, architects, were present to answer questions concerning this project.

Following a lengthy discussion, the Board went into a closed session to discuss the issues. After this, Mr. Sheeting made a motion to defer the decision by the Board and to request the applicant to provide alternative plans for the use of the existing structure with financial reports. This motion was seconded by Mr. Taylor and carried unanimously.

The next item on the agenda was a request from Crumbaugh Properties for approval for the demolition of the structure located at 407-409 Lewis Street. The purpose of this request is to provide a building site for future development.

Mr. Randy Shipp gave the staff report and read Sections 17.103A, 17.103B, 17.103C, and 17.103D, which are the guidelines for demolition requests

Mr. David Hall, representing the applicant, was present to answer questions by the Board.

A motion was made by Mr. Dooley to approve the demolition request. This motion was seconded by Mr. Harrod and carried unanimously.

The last item on the agenda was a request from Crumbaugh Properties for the approval for the construction of a four-unit residential building at 407-409 Lewis Street. The proposed structure would have approximately 80' of street frontage. Constructed of brick, it will be two-stories tall and have a simple gable roof. A small carport would be located at the rear of the property that would cover four parking spaces.

The staff report was made by Mr. Shipp. Sections 17.101A, 17.101B, 17.101C, 17.101D, and 17.101E are applicable to this request.

Again, Mr. David Hall answered questions raised by the Board. Mr. Bill Scott of Historic Frankfort stated his concerns with the setbacks. Following discussion, a motion was made by Mr. Taylor to grant the request for new construction of the property at 407-409 Lewis Street of a four-unit residential building, with the stipulation that the Board not pass on the carport attachment until such time as the Board can review the plans; that the side setbacks are approved as shown and that the front porch setback be comparable to those of the adjacent property to the north, and that that govern the setback of this building; and with the further recommendation that the applicant look into the possibility of using textured bricks that may be more compatible with the area. This motion was seconded by Mr. Sheeting and carried unanimously.

A motion was made by Mr. Dooley to adjourn. The motion was seconded by Mr. Sheeting and carried unanimously.

